

PROPERTY INSPECTION REPORT



David Brockmeyer Lic. 22007754
Old Goat Home Inspections

1108 Sidney Ave
Inspection Prepared For: Michael McBride
Agent: Breona Enbom - Infinity Real Estate

Date of Inspection: 7/19/2023
Age of Home: 118 Size: 1483
Weather: Sunny

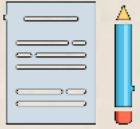


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33-35



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Potential Safety Hazards - Electrical

Electric - Main Panel

Page 35 Item: 9	Branch Wire	<ul style="list-style-type: none"> Branch wires are undersized, or the breaker is overrated at the main electrical panel, which is a safety hazard. Recommend a licensed electrician evaluate and repair.
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Potential Safety Hazards - Other

Grounds

Page 4 Item: 1	Service Walks	<ul style="list-style-type: none"> There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Recommend having a licensed contractor repair or replace as needed.
Page 5 Item: 3	Deck/Balcony	<ul style="list-style-type: none"> The deck stairs are missing or have an improper landing, which is a tripping concern. Recommend a licensed contractor repair.



Overview

1. Overview

This inspection is guaranteed as part of the InterNACHI® "We'll Buy Your Home" Guarantee. Please visit www.nachi.org/buy to view the terms and conditions.

Scope of Inspection: All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

This report was updated on 8 August, 2023 to reflect corrected deficiencies. Only deficiencies identified in the original report conducted 19 July, 2023 which were reported by the client or the client's agent as being corrected were inspected.

Main Entrance Faces: For the purpose of this inspection, this house faces west.

State of Occupancy: Occupied

Weather Conditions: Sunny

Recent Rain/Snow: No

Ground Cover: Dry

Approximate Age: >36



Grounds

1. Service Walks

Materials

- Concrete
- Flagstone

Comments

- **There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Recommend having a licensed contractor repair or replace as needed.**

Grounds (continued)



The Service Walk View



There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Recommend having a licensed contractor repair or replace as needed.

2. Driveway/Parking

Materials:

- Gravel/Dirt

Observations:

- The driveway material was dirt/gravel and will need routine grading maintenance. Recommend grading as required.

3. Deck/Balcony

Materials:

- Wood
- Painted/Stained

Observations:

- The deck stairs are missing or have an improper landing, which is a tripping concern. Recommend a licensed contractor repair.



The Deck/Balcony View



The deck stairs are missing or have an improper landing, which is a tripping concern. Recommend a licensed contractor repair.

4. Landscape Affecting Foundation



There is vegetation in contact with the house. Vegetation can penetrate siding causing damage and increases risk of water damage. Recommend trimming trees/vegetation, so it is doesn't come into contact with the home.

5. Hose Bibs

Hose Bibs:

- Yes, operable

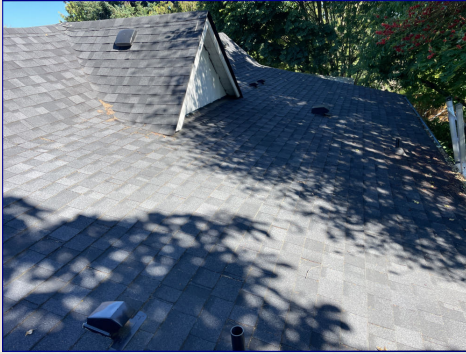


Hose bib operational.



Roof

1. Roof View



The Roof View



The Roof View

2. Roof General: Visibility

Visibility:

- All

Inspected From:

- Roof

3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable

Layers/Age/Location:

- Layers 1+
- Age: 1-5+
- Location: House

4. Ventilation System

Type:

- Soffit
- Roof

5. Flashing

Materials:

- Galv/Alum
- Rubber

Roof (continued)



There are one or more areas of the roof flashing in need of sealing/repairs. Risk of water damage. Recommend a licensed roofer evaluate and repair or replace the flashing as needed.

CORRECTED 8AUG23



There are exposed nail heads securing the flashing to the roof. Exposed nail heads can allow water to penetrate the roof. Recommend a licensed roofer repair as necessary.

CORRECTED 8AUG23



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CORRECTED 8AUG23



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CORRECTED 8AUG23



The service entrance boot had been repaired.

UPDATE 8AUG23

6. Valleys

- Materials:
- Asphalt

7. Condition of Roof Covering

- Condition:
- Nail popping



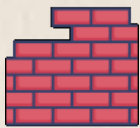
There are exposed nail heads on the roof. Exposed nail heads may allow water to seep through and damage the sheathing over time. Recommend a licensed roofer evaluate and repair as needed.

CORRECTED 8AUG23



All exposed fasteners had been secured and sealant applied.

UPDATE 8AUG23



Exterior

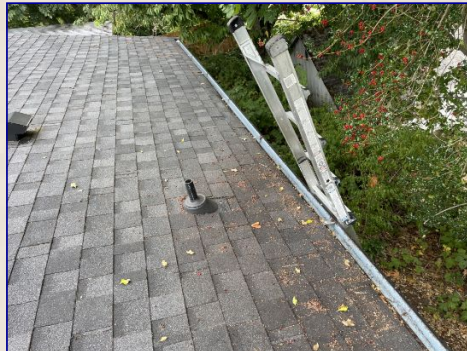
1. Gutters

- Materials:
- Galvanized/Aluminum



The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.

CORRECTED 8AUG23



Gutters were clean of debris.

UPDATE 8AUG23



The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home.

2. Siding

- Materials:
- Fiber-cement

3. Trim

- Materials:
- Wood

Exterior (continued)



The exterior trim was in need of normal painting maintenance. Recommend a licensed painter repair/paint the exterior trim.

CORRECTED 8AUG23



Exterior trim had been painted.

UPDATE 8AUG23

4. Soffit

Materials:
• Wood

5. Fascia

Materials:
• Wood

6. Flashing

Materials:
• Aluminum/Steel

7. Caulking



Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.

8. Windows/Screens

Materials:
• Vinyl

9. Service Entrance

Location:
• Overhead



The electrical service entrance



The electrical service entrance

10. Exterior Receptacles

Receptacles/Condition:

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- GFCI present: Yes
- GFCI, operable: Yes

11. Building Exterior Wall Construction

Materials:

- Framed

12. Exterior Doors

- Main entrance door condition: Satisfactory
- Main entrance door weatherstripping: Satisfactory
- Rear door condition: Satisfactory
- Rear door weatherstripping: Satisfactory



Kitchen

1. Kitchen Photos



The Kitchen View



The Kitchen View

Kitchen (continued)

2. Countertops

Condition:

- Normal counter top wear and tear

3. Cabinets

Condition:

- Normal cabinet wear and tear

4. Plumbing

- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

5. Walls & Ceiling



6. Windows



7. Heating/Cooling Source

- Heating source: No

8. Floor



9. Appliances

Appliances:

- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes
- Open ground/Reverse polarity: No
- Oven Anti-tip Bracket Installed: Yes



The soap door did not operate properly. Recommend an appliance technician evaluate and repair.

CORRECTED 8AUG23



Dishwasher detergent dispenser repaired.

UPDATE 8AUG23



Laundry Room

1. Doors/Walls/Ceiling



The Laundry Room

2. Window

Installed:
• No

3. Laundry Sink

• Laundry sink: N/A

4. Heat Source Present

Heat Source Present:
• No

5. Dryer/Room Vented

- Dryer Vented:
- Room Vented: Yes

6. Electrical

- Electrical:
- Open ground/reverse polarity: No

7. Appliances

- Appliances:
- Washing machine
 - Dryer



The washer and dryer are excluded from the inspection as they can not be properly tested. Any comments are made for courtesy purposes only.



Living Room

1. Location

- First floor



The Living Room View

Living Room (continued)

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No



The receptacle was not operational during the inspection. Recommend a licensed electrician repair.

6. Heating Source

- Heating source present: Yes



7. Windows





Dining Room

1. Location

- First floor



The Dining Room View

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No



Bathroom 1

1. Location

Location:

- First floor bath



Bathroom View

2. Toilet

- Bowl loose: No
- Operable: Yes

3. Sinks

- Faucet leaks: No
- Pipes leak: No

4. Bathtubs/Showers

- Bathtub faucet leak: No
- Bathtub pipes leak: Not visible
- Shower faucet leak: No
- Shower pipes leak: Not visible

5. Shower/Bathtub Area

Shower/Bathtub Area:

- Caulk/Grout needed: No

6. Whirlpool

- Whirlpool: No

7. Drainage



8. Water Flow



9. Walls, Ceiling, Floor

- Moisture Stains Present: No

10. Doors



11. Window



12. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

13. Heat Source Present

- Heat Source:
- No

14. Exhaust Fan

- Exhaust Fan:
- Yes
 - Operable: Yes



Bathroom 2

1. Location

- Location:
- Master bath

Bathroom 2 (continued)



Bathroom View



Bathroom View

2. Toilet

- Bowl loose: No
- Operable: Yes

3. Sinks

- Faucet leaks: No
- Pipes leak: No

4. Bathtubs/showers

- Bathtubs: N/A
- Shower faucet leak: No
- Shower pipes leak: Not visible

5. Shower/Bathtub Area

- Shower/Bathtub Area:
- Caulk/Grout needed: No

6. Drainage



7. Water Flow



8. Walls, Ceiling, Floor

- Moisture Stains Present: No

9. Doors



10. Window



11. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

12. Heat Source Present

- Heat Source:
- No

13. Exhaust Fan

- Exhaust Fan:
- Yes
 - Operable: Yes



Bedroom 1

1. Location

- Location:
- First floor



Bedroom View

2. Walls & Ceiling




3. Floor

 Satisfactory
Floor:
• Squeaks

4. Ceiling Fan

 N/A


5. Electrical

 Satisfactory
Electrical:
• Switches operable: Yes
• Receptacles operable: Yes
• Open ground/Reverse polarity: No

6. Heating Source Present

Heating Source:
• Yes

7. Bedroom Egress

 Satisfactory
Egress:
• Egress restricted: No

8. Door

 Satisfactory

9. Window(s)

 Satisfactory

Bedroom 2

1. Location

Location:
• First floor

Bedroom 2 (continued)



Bedroom View

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



- Electrical:
- Switches operable: Yes
 - Receptacles operable: Yes
 - Open ground/Reverse polarity: No

6. Heating Source Present

- Heating Source:
- Yes

7. Bedroom Egress



- Egress:
- Egress restricted: No

8. Door



9. Window(s)



Bedroom 3

1. Location

- Location:
- First floor



Bedroom View

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



- Electrical:
- Switches operable: Yes
 - Receptacles operable: Yes
 - Open ground/Reverse polarity: No

6. Heating Source Present

Heating Source:

- Yes

7. Bedroom Egress

Egress:

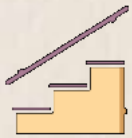
- Egress restricted: No



8. Door



9. Window(s)



Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

Stairs, Steps, Hallways:

- Stairs condition: Satisfactory
- Handrail: Satisfactory
- Risers/Treads: Satisfactory



Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

Materials:

- Smoke detectors are present
- Smoke detectors are operable
- Carbon monoxide detectors are present
- Carbon monoxide detectors are operable

Observations:

- Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.



Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Access Inspected From:

- Access: Scuttle hole/Hatch
- Inspected from: Access panel
- Location: Hallway



The Attic View



The Attic View

2. Flooring

Flooring:

- None

3. Insulation

Insulation:

- Loose
- Approximate depth: 15 inches

4. Insulation Installed In

Insulation Installed In:

- Between ceiling joists

5. Vapor Barriers

- Vapor Barrier:
- Not visible

6. Ventilation

- Ventilation:
- Ventilation appears adequate

7. Fans exhaust to

- Fans Exhaust To:
- Fans exhaust outside: Yes

8. Structural problems observed

- Structural Problems:
- No

9. Roof Structure

- Roof Structure:
- Rafters
 - Wood

10. Ceiling joists

- Ceiling Joists:
- Wood

11. Sheathing

- Sheathing:
- OSB

12. Evidence of condensation/moisture/leaking

- Condensation/Moisture/Leaking:
- Evidence of condensation: No
 - Evidence of moisture: No
 - Evidence of leaking: No

13. Electrical

- Electrical:
- No apparent defects



Basement

1. Foundation

- Materials:
- Concrete block

Basement (continued)



There are expected cracks in the foundation. All cracks have a potential for leaking and for future movement, which can not be predicted. Recommend monitoring and consulting a licensed foundation expert if any cracks start leaking or become active.



There was missing grout between the blocks which may allow water intrusion. Recommend a licensed contractor repair.

CORRECTED 8AUG23



The foundation wall had been repaired/sealed.

UPDATE 8AUG23

2. Basement Floor

- Materials:
- Concrete
 - Dirt/Gravel

3. Window(s)



4. Girders/Beams

- Materials:
- Wood



The beam had been repaired/modified and may not support the intended load. Recommend a licensed contractor specializing in structural support evaluate and repair as needed.

CORRECTED 8AUG23



Girders and/or beams had some damage, as seen in the basement. Recommend a licensed contractor specializing in structural support evaluate and repair as needed.

CORRECTED 8AUG23



Repaired Beam providing support to the joists.

UPDATE 8AUG23

5. Columns

- Materials:
- Wood
- Condition:
- Modified/damaged



Columns had been modified and may not support their intended load. Recommend a licensed contractor specializing in structural support evaluate and repair as needed.

CORRECTED 8AUG23

6. Joists

- Materials:
- Wood

7. Electrical



Wiring appeared to have been abandoned in place in multiple areas of the basement/crawlspace. Recommend a licensed electrician remove any unused wiring for additional safety.



Crawl Space

1. Access

- Materials:
- Combination basement/crawl space/slab
 - Conditioned: Yes

Crawl Space (continued)

2. Foundation Walls

- Materials:
- Concrete block
- Condition:
- Monitor

3. Floor

- Materials:
- Dirt

4. Drainage

- Drainage:
- Standing water: No
 - Evidence of moisture damage: No

5. Ventilation

- Ventilation:
- Location: None apparent

6. Girders/Beams/Columns

- Materials:
- Wood

7. Joists

- Materials:
- Wood

8. Electrical



Wiring appeared to have been abandoned in place in multiple areas of the basement/crawlspace. Recommend a licensed electrician remove any unused wiring for additional safety.



Wiring appeared to have been abandoned in place in multiple areas of the basement/crawlspace. Recommend a licensed electrician remove any unused wiring for additional safety.

9. Insulation

- Materials:
- Fiberglass
- Location:
- Between ceiling joists

10. Vapor Barrier

- Vapor Barrier:
- Present: Yes
 - Plastic



The vapor barrier is missing or damaged on the crawlspace floor. The vapor barrier is used to prevent ground moisture from moving up and into the living area of the home. Recommend a licensed contractor install a proper vapor barrier.



The vapor barrier is missing or damaged on the crawlspace floor. The vapor barrier is used to prevent ground moisture from moving up and into the living area of the home. Recommend a licensed contractor install a proper vapor barrier.



Vapor barrier present and properly installed.

UPDATE 8AUG23

CORRECTED 8AUG23

CORRECTED 8AUG23



Vapor barrier present and properly installed.

UPDATE 8AUG23



Vapor barrier present and properly installed.

UPDATE 8AUG23



1. Lead Other Than Solder Joints

- Lead other than solder joints:
- No

2. Visible Water Distribution Piping

- Materials:
- Copper
 - Galvanized
 - PEX Plastic

3. Pipes Supply/Drain

- Supply/Drain:
- Recommend a dielectric union

4. Drain/Waste/Vent Pipe

- Materials:
- ABS
- Observations:
- Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore we recommend a sewer line scope/camera inspection by a qualified contractor.

5. Traps - Proper P-Type/Drainage

- Condition:
- Yes
- Drainage: Satisfactory



Water Heater

1. Brand Name

- Brand Name::
- Brand: AO Smith



The Water Heater Area



The Water Heater Data Tag

2. Approximate Age / Model & Serial #'s

- 1-5+ years

3. Capacity

- Capacity
- 50 gallons

4. Fuel

- Fuel:
- Electric

5. Seismic Restraints Needed

- Seismic Restraints Needed:
- No

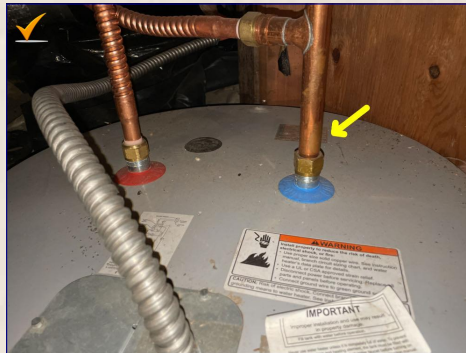
6. Relief Valve

- Relief Vave:
- Relief valve installed
 - Extension proper: Yes

7. Expansion Tank

- Materials:
- Expansion Tank Present

8. Water Heater Condition



The connection was missing a dielectric union and may result in galvanic corrosion. Recommend a licensed plumber install a dielectric union.



Heating System

1. Brand

- Brand:
- Brand: Johnson Controls (York)



The furnace area



The furnace, data tag



The furnace view, cover off

2. Approximate Age / Model & Serial #'s

- Approximate Age: 5-10+ years

3. Energy Source/Warm Air System

Energy source, Warm air system:

- Electric
- Direct drive
- Central system

4. Heat Exchanger

Heat Exchanger:

- Not visible

5. Distribution

Distribution:

- Insulated flex duct

6. Filter

Filter:

- Standard

7. When Turned On By Thermostat

When Turned On:

- Proper operation: Yes



Electric - Main Panel

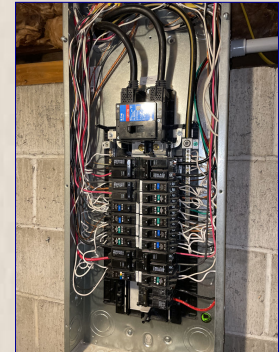
1. Main Panel General



Main panel view.



Main panel view.



Main panel with dead front cover removed.

2. Location

Location:

- Basement

3. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes

4. Amperage/Voltage

Amperage/Voltage:

- 200 amps
- 120/240 volts

5. Breakers/Fuses

- Breakers/Fuses: Breakers

6. Appears Grounded

- Appears Grounded: Yes

7. GFCI/AFCI Breaker

- GFCI breaker installed: Yes
- GFCI breaker operable: Yes
- AFCI breaker installed: Yes
- AFCI breaker operable: Yes

8. Main Wire

Main Wire:

- Aluminum

Electric - Main Panel (continued)

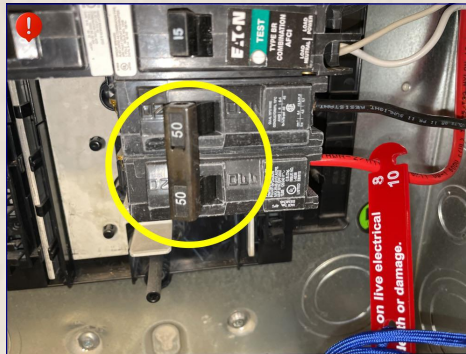
9. Branch Wire

Type:

- Copper
- Romex

Observations:

- Branch wires are undersized, or the breaker is overrated at the main electrical panel, which is a safety hazard. Recommend a licensed electrician evaluate and repair.



Branch wires are undersized, or the breaker is overrated at the main electrical panel, which is a safety hazard. Recommend a licensed electrician evaluate and repair.